



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

January 25, 2021

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2021 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 \$752.00, 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.FountaingroveII.com.

The REPORT details OSMA's management efforts and issues encountered during 2020 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

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 2020 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 2020 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 2020 are included in Element 3 of this REPORT.

Highlights of 2020 REPORT

The OSMA focused its efforts in 2020 on continuing to clean up or repair damages to its Open Space created by the Tubbs Fire on October 9, 2017. Major efforts included:

- Continuing fire cleanup of approximately 60 additional acres within fuel breaks of OSMA that are adjacent to existing homes or burned lots, plus removing additional trees that subsequently died within areas that had already been treated for fuel reduction in prior years. Additional fire cleanup and chapparal thinning in some areas beyond the 100' fuel breaks as far as funds permitted is included in the additional acreage. Cutting of trees was limited to trees destroyed in the Tubbs Firestorm, rather than cutting any live trees for reasons of spacing and crown-to-crown separation.
- Being awarded a \$5,000 grant from Supervisor Zane's office for fuel cleanup utilizing The Center for Social and Environmental Stewardship, a program that provides mentoring and pro-social service-learning activities for at-risk youth.
- Continuing to repair its irrigation system destroyed by the Tubbs Firestorm.
- Planting approximately 86 indigenous native trees or shrubs on the landscape parcels along the cul-de-sacs off of Crown Hill Drive. Since the Tubbs Fire, there have been approximately 685 indigenous native trees or shrubs planted in the OSMA Landscape areas and the Rincon Ridge Wildland Park Area.
- 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 burned over 80% of OSMA's wildlands and landscape infrastructure consisting of plants and drip irrigation.
- Weed abating approximately 140 acres of in the spring of 2020, comprised of: (a) 107 acres – OSMA Wildlands, (b) 15 acres – City Park Wildlands, and (c) 18 acres – Landscape Parcels; totaling 60% of OSMA's Open Space.
- Monitoring the Open Space to prevent damages from owners and/or contractors who are/were rebuilding without regard to harming the Open Space maintained by the OSMA.
- Replacing 12 burned wooden drain box covers with steel plates.
- Rebuilding or repairing rock swales.
- Repairing a previously undiscovered fire damaged storm drain at Parker Hill and Crown Hill Dr.
- Sediment cleanout of a drainage basin in FB10.
- Continuing to remove some of the thousands of feet of decaying straw wattles that had been placed along OSMA properties post-fire.
- Due to COVID, instead of holding a meeting, OSMA emailed a detailed report on fire safety to satisfy our obligations to maintain our status as a national Firewise Community since 2009.
- Discussions and decisions on how to replace the significant historical volunteer assistance in management of projects and administration of the OSMA that has dropped to lows not seen prior to the Tubbs Fire.
- Adopting a 2021 Budget that includes funding the increased use of contracting for services required to perform several of the tasks heretofore performed by volunteers.

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 2020 it only installed new or replacement plants as specified in Appendix A of the PLAN.

During the seven-year span from 2010 – 2016, the OSMA planted 727 of these indigenous and sensitive plants - 554 Rincon Manzanita (*Arctostaphylos stanfordiana* ssp. *decumbens*) and 173 Rincon Ridge Ceanothus (*Ceanothus confusus*). No new plantings of the Rincon Manzanita or Rincon Ridge Ceanothus were installed in 2020. Since 2018, the OSMA has focused its efforts to assist the recovery of sensitive plants that burned in the Rincon Ridge Wildland Park by carefully weed abating around them and trying to protect them from damages from people or construction activities. During some of the post-fire cleanup, a bark path through the area was laid as dead trees were chipped. The path enables equipment to traverse through the native areas without disturbing plants and discourages any walkers from trampling through the sensitive plants. Since the 2017 fire, many areas previously absent of Rincon Ridge Ceanothus are being populated by these small plants. And other natives that had not been noted prior to the fire in many areas are seemingly reemerging from many years' absence.

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 Registered Consulting Arborists and SAF Certified 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's management of 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 13 elements of the PLAN noted above. The Use Permit remains in place as long as OSMA complies with its terms, which includes providing a certified annual report to the CITY PEDD by the 1st of each February of the following year, along with a detail of all tree work for the prior year with certifications by a qualified authority that the prescribed work was 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

Management of Plan Element 3 – Woodland Management (continued)

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.

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 is reported to the CITY in 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 by February 1st of each following 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/trimmed
3. Recording locations.
4. Measuring the DBH of the trees
5. 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 Madrones 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 generally 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, which is incorporated as Exhibit D.

Summary of Tree Work Done in FGII during 2020 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 UFA Certification Report for 2020 is attached as Exhibit A to this REPORT along with UFA’s detailed tree prescription reports herein attached as Exhibit A1. 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	321	6” to 9”	586
Native Oaks	457	9.1” to 11.9”	273
California Bay Laurel	486	12” to 24”	523
Madrone	150	Over 24”	<u>34</u>
Big Leaf Maple	1		
Redwood	<u>1</u>		
Total Dead Trees Cut	1416		1416

The tree work completed in 2020 was from prescription work performed by UFA in 2018, 2019 and 2020. In tabulating the number of trees cut, the OSMA considered the multiple stems bays to be separate trees. This decision was made since many of the cut bays were in clumps, yet separated by each other, and were probably the result of sprout 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-mounted chipper that could not chip/process trees or limbs in excess of 12” in diameter.

Use Permit Authority: All trees cut in 2020 were destroyed during the Tubbs Firestorm or succumbed due to its effects and were removed under the authority of the Use Permit and Design Program Guidelines for the Fountaingrove II Open Space Maintenance Association. Due to the large number of standing burned trees that remain in place, only two manicured snags (habitat trees) were created during 2020, but several large dead trees were left standing to create manicured habitat trees in the future.

Management of Plan Element 3 – Woodland Management (continued)

Any logs in excess of 12” in diameter were embedded for habitat because they were too large to be processed by a track-mounted chipper.

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

During 2020, OSMA continued to remove trees that were killed in the 2017 Tubbs Fire. Utilizing funds derived from an emergency special assessment of property owners, OSMA was able to perform a significant amount of fire cleanup work with the help of specialized crews from Redwood Empire Reforestation. Their expertise allowed penetration into areas previously deemed inaccessible to chipping equipment. This enabled more chipping to be completed and left fewer cut branches and less debris. UFA, with assistance of OSMA volunteers, had inspected hundreds of trees located on FGII Open Space parcels owned by the OSMA or maintained on the City’s Wildland Parks. Efforts focused 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 in 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 2020.

During 2020, tree work was performed by Sandborn Tree Services, Inc. and Redwood Empire Reforestation, both of which are licensed and insured tree companies with many years of experience.

Management of Plan Element 4 – Grassland Management

In 2020, OSMA weed abated nearly 140 acres of Wildlands or Landscape Parcels, which included 15 acres located in the FGII Wildland Parks owned by the City of Santa Rosa. Weed abatement started on May 26, 2020, and was completed on June 11, 2020. This year, the number of workers in the crew size was greater so the work was completed faster. OSMA has created a stratified priority to its weed abatement practices where it focuses its initial efforts on defensible space near homes and roadways.

OSMA keeps Santa Rosa Fire Department (SRFD) apprised of its annual weed abatement plan.

Management of Plan Element 5 – Chaparral Management

When removing chaparral, OSMA has an objective to fuel reduce the Open Space by a significant percentage, leaving healthy native plants that are properly spaced for fire safety and pruned if needed. Its objectives include those it also follows for woodland management which is to create shaded fuel breaks to minimize future maintenance, leave less room for invasive plants, remove small bay trees, especially those that are near oaks susceptible to SOD, assure there are areas to provide suitable habitat, leave an attractive, scenic setting, and maintain a healthy environment. Chaparral fuel reduction is integrated with the tree work the OSMA performs on Open Space. In 2020, many acres were fuel reduced beyond the previously maintained fuel breaks. Most of these areas were primarily chaparral that had never been touched since the inception of OSMA.

The OSMA cuts excessive chaparral regrowth under ¼” in diameter during its annual weed abatement program. Chaparral regrowth within fuel breaks that cannot be weed abated is targeted for treatment on an as-needed basis.

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 invasive plants, and volunteer hours are contributed to remove them. When treating common thistles, OSMA uses a broadleaf chemical that is not harmful to grasses. 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. 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 by shortening height and limb length on snags or trees prescribed for removal. OSMA reports its creation of habitat trees under Element 3 (Woodland management) of this Report. 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 number of embedded logs will increase as OSMA cuts excess standing dead trees to improve fire safety in its WUI and when equipment cannot handle the log size for chipping.

Management of Plan Element 8 – Fire and Fuel Management

On November 6, 2019, the OSMA Board deemed it necessary to implement an Emergency Special Assessment of \$960 per FGII homeowner, with this amount being payable in Year 2020 as either a lump sum or in monthly payments. This decision was reached after the OSMA evaluated the status of its post-fire clean up and the needed work to complete for reasons of safety. In reaching its decision the Board evaluated: (1) Input from association members, (2) the probability of receiving a grant from a state or federal agency, and (3) what funds would be required to complete fire cleanup in the fuel breaks adjacent to lots within its development.

OSMA created a Community Wildfire Protection Plan (CWPP) in October 2009 that it started to update during 2019. Due to COVID, fewer volunteers and other pressing projects, progress has stalled on that update.

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 eleven Annual Firewise Meetings held from 2009 – 2019 included representatives from SRFD, Cal Fire, Sonoma Fire, Fire Safe Sonoma, USDA, and UFA, OSMA’s fire safety consultants. In 2020 an emailed report took the place of an in-person meeting. OSMA has received its Firewise USA Certification for 2021. OSMA may consider timing future Firewise meetings just before fire season begins to help improve fire preparedness among its property owners.

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 works with property owners who are rebuilding to provide access to rebuild or repair damaged utilities, but ensure the infrastructure is rebuilt to make certain that water continues to flow through engineered rock swales and concrete V-Ditches in a manner to prevent erosion and safeguard water quality as required by the Regional Water Quality Control Board and City Storm Water & Creeks. The OSMA has installed “no trespassing” signs or caution tape on many of its parcels, but management of wayward contractors has been and continues to be an ongoing problem that has wasted volunteer time and association financial resources.

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

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 engages the services of a civil engineering firm to help assess issues it encounters with rebuilding, and it attempts to meet the owners and their 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 civil and geotechnical engineers and OSMA volunteers, are monitoring several erosion issues which it has identified. The OSMA stores important data in the cloud-based resource of Dropbox, Inc., to assist with sharing data, plus prevent accidental loss of the accumulated database of the erosion issues it is monitoring.

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.

Prior to 2016, the OSMA paid for all required seismic monitoring in the FGII West and reports of this testing performed by geotechnical engineers, unaware that some monitoring sites were on City of Santa Rosa property. 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 suggesting both parties jointly perform the testing and share the expenses and reported results. The OSMA has never received a response from the City PEDD concerning the sharing of costs for seismic monitoring in the FGII West. Therefore, the OSMA engaged RGH Consultants to perform annual seismic monitoring solely on OSMA's parcels, effective April 24, 2017. RGH normally performs its monitoring work in April or May and provides the OSMA Board with an annual report of its findings for readings of the three inclinometers and two monitoring wells located on OSMA's FGII parcels.

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 to the slope fall line on hillsides, so they do not act to channelize runoff water resulting in gully erosion. OSMA attempts to limit Open Space access to rubber-tracked vehicles, such as a track-mounted chipper.

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-Newsletters to HOA members in May 2017, utilizing MailChimp software, and discontinued printed newsletters to save costs. About 70% of its members have provided primary consent to receive communications via e-mail, and 25% of its members have provided secondary e-mails for their shared property ownership. The OSMA published 12 E-Newsletters/Informational communications in 2020.
2. The OSMA Board had planned to upgrade its website to improve navigation and ease of use but had to delay completing the project due to limited volunteer resources. The website currently 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.
3. The OSMA uses a notice board near the center of its community at the corner of Rincon Ridge West and Fountaingrove Parkway to post disclosure of Board Meetings and other important notices.

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

4. The special edition of the Annual Firewise Newsletter is posted on OSMA’s website. OSMA’s status as a Firewise USA 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.

Element 11- Lessons Learned and New Practices

During 2020, the OSMA continued to encourage HOA members to implement safe practices for fire safety, including home hardening and safer landscaping practices.

The OSMA Board filed a fire claim against PG&E for damages it incurred from the Tubbs Fire. It engaged the legal firm of Bonapart Associates, experts in tree law, and Urban Forestry Associates, Inc., to provide a report to quantify the damages.

New practices or planned improvements begun before the Tubbs Firestorm, but placed 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 hopes to submit 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 when time allows to complete the project.

Element 12 - OSMA Management of CITY Park Wildlands

1. All 13.53 acres of the Wildland Park acreage were weed abated during 2020.
2. In April 2018, 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 an as-needed basis by OSMA volunteers.
3. In 2019, approximately 9 acres of the 13.53 acres were treated for fire cleanup. Late in 2019, the City of Santa Rosa informed the OSMA that a FEMA grant was awarded to the city to complete the removal of dead trees and shrubs from the Tubbs Fire, so OSMA discontinued its fire cleanup of trees/shrubs within the parks wildland areas. OSMA will, however, continue to monitor and remove any living plants/trees once the FEMA funded cleanup is complete.
4. The OSMA maintains a tape barrier around the area of the Rincon Ridge Park that contains the highest concentration of the sensitive Rincon Manzanita and Rincon Ridge Ceanothus.
5. 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) in 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.
6. OSMA Volunteers continued to contribute time to annually manage or fuel reduce the CWP.

Element 13 - Summary of OSMA Open Space Plans

Following is a brief summary of OSMA’s current 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 for projects which OSMA targets for future completion. The Plan is supported by the financial commitment of the Board’s operating budget that has been

Element 13 - Summary of OSMA Open Space Plans (continued)

provided to its association members. Year 2021 monthly dues were increased \$5 to \$77. Money generated from dues will provide funds for OSMA's maintenance of its Open Space that include:

- 1. Continued Fire Cleanup Work:** Much was accomplished in 2020 with the funds from an emergency special assessment, but more dead tree/chaparral cleanup is necessary, as well as the control of superfluous regrowth occurring mostly at burned bay stumps around the property.
- 2. Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas:** OSMA will continue to protect the regrowth of the plants located in the Rincon Ridge Wildlands Park and the significant number of plants it discovered in other areas of its Open Space. The OSMA has not restarted its propagation of the sensitive plants, since most of the OSMA resources were allocated to fire cleanup and infrastructure repair/replacement. OSMA hopes to resume its propagation program in late 2021 or early 2022.
- 3. PG&E File Claim:** The OSMA submitted a claim in the PG&E lawsuit. Results of that filing are yet to be determined.
- 4. Landscape Parcels:** The OSMA has no plans to re-mulch its 18 acres of Landscape Parcels in the same manner as existed before the Tubbs Firestorm. Mulch will be used sparingly, focusing around the bases of new plantings. The use of compost instead of mulch is a practice OSMA may consider in the future. OSMA will execute a Year 2021 Landscape Maintenance Contract with a vendor to maintain the landscape parcels.
- 5. 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 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 OSMA continues to evaluate the work needed for fire cleanup and treatment of excessive regrowth of invasive or fast-growing species such as the Douglas-fir and California bay laurel. This ongoing evaluation is performed with the assistance of consultants, who help develop and manage the work plans.
- 6. Safety and Tree Management:** Since the Tubbs Firestorm, the OSMA Board has been operating under an emergency status to perform fire cleanup. The Board's objective was to continue to operate in an emergency status through the end of years 2020 and 2021. However, with the significant amount of cleanup work that was accomplished in 2020, it will not be necessary to perform any planned work during habitat season in 2021. Significant portions of Open Space beyond the 100' fuel breaks still have hundreds of dead or dying trees due to the fire, and more trees will continue to die from the stress they suffered from the fire and insects, such as beetles, which have continued to take advantage of the trees' weakened health. However, since those trees are outside of residential or public areas, treatment of those areas will not be considered an emergency. In 2018, the OSMA studied whether to drop trees in these fuel breaks and treat the cut debris later. After consulting with Cal Fire and its foresters, the OSMA has left 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 propose using burn piles to dispose of the brush, versus creating habitat or slash piles, and the consultants who prepared Santa Rosa's Community Wildfire Protection Plan "CWPP" are also make this recommendation. In 2020, the OSMA continued to have its vendors utilize the efficiency of a track-mounted chipper while performing fire cleanup work in the Wildlands of the OSMA. Moving forward into coming years, most of OSMA's fire cleanup will be in inaccessible areas that mechanical equipment cannot access. The OSMA Board continues to work with consultants to develop plans on managing the fire cleanup, which will include embedding larger logs and creating more brush piles that, upon approval from local agencies, will be burned at a future date.
- 7. Weed Abatement and Grassland Management:** OSMA will continue to weed abate over 100 acres of its Wildland Open Space Parcels, and as the fire cleanup progresses, many of those additional acres will be weed abated as funds permit.

Element 13 - Summary of OSMA Open Space Plans (continued)

8. OSMA will also continue to weed abate a large portion of its 18 acres of Landscape Parcels along with the acreage within the wild areas of the City Parks.

9. **Erosion Control and Fire Road Maintenance:** The OSMA will evaluate these maintenance issues and take steps considered necessary for repairs, including the advice it receives from its consulting civil and geotechnical engineers. During Year 2020, the OSMA removed some of the old wattles that were installed in late 2017 after the Tubbs Firestorm and will continue to do so as part of ongoing maintenance.

10. **Exotic and Noxious Vegetation:** OSMA will continue to manually remove broom, pampas grass, blackberry, acacia, euphorbia, eucalyptus, star thistle and other invasive plants that are on the “do not plant list” for FGII, plus occasionally 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 invasive plants. The application will be performed under OSMA’s policies, which include the use of a dye marker to track the spraying and ensuring all work is performed in still weather conditions with proper licensing authorization. The OSMA will consider continuing its controlled use of chemicals to eliminate invasive species that are growing rapidly after the Tubbs Firestorm.

11. **Control of Excessive Bay Regrowth:** In 2021, the OSMA will perform targeted chemical treatment on some of the rapid regrowth of bay to lessen excessive fuel loads and diminish any opportunity for the spread of Sudden Oak Death.

12. **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.

13. **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.

14. **Irrigation Repair:** OSMA’s repairs to its fire damaged irrigation systems was completed during 2020. The ongoing maintenance of 18.3 acres of irrigated landscape area is performed by a landscape contractor, which includes 24/7 emergency response, as needed.

15. **Dropbox Database:** OSMA continues to utilize Dropbox for its the legal documents, maps, reports, vendor contracts and other written and digital documentation 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.

16. **Spraying Oaks to prevent the infection of SOD:** Prior to the Tubbs Fire, the OSMA sprayed about 900 oaks to prevent infection by the pathogen for SOD. It has deferred spraying post-fire as significant numbers of bay trees and susceptible oak trees were destroyed by the 2017 Tubbs fire. Bay trees host the SOD pathogen that infects certain oak trees. OSMA volunteers continue to participate in the annual Sudden Oak Death Blitz, conducted by the U.C. Berkeley Forest Pathology Laboratory. This program manages the collection of bay tree leaves to be tested for the presence of the SOD pathogen. If/when the SOD pathogen is rediscovered in OSMA or Park Wildland Areas, resumption of the spraying project will be considered.

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 also monitors the spring-fed well located in FB12 that it converted to a safe watering hole for any necessary maintenance.

18. **Monitoring Wells for Ancient Slide in FGII West:** As noted in Plan Element 9 above, the OSMA Board will continue to perform readings of wells and inclinometers located on its Open Space, and will periodically check with the City if it wants to develop a plan where the OSMA and City either: (1) abandon 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

Element 13 - Summary of OSMA Open Space Plans (continued)

19. an ancient slide located in the FGII West (tests 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 2020 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, 2020, 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, 2020.

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

Bruce McConnell, Board President
Fountaingrove II Open Space Maintenance Association
January 25, 2021

Exhibits to REPORT

- A. Urban Forestry Associates, Inc. (UFA) December 31, 2020, Certification as Qualified authority for recommendations to OSMA for work completed by OSMA in 2020 and Safety Tree Report dated 8/5/20.
- With Exhibit A1 that includes UFA's prescriptions for tree work completed by OSMA in 2020

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.