

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 29, 2022

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2022 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 \$780.00, 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.Fountaingrovel.com.

The REPORT details OSMA's management efforts and issues encountered during 2021 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 is 215.2 acres for 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 2021 are included in Element 3 of this REPORT.

Highlights of 2021 REPORT

The OSMA focused its efforts in 2021 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 40 additional acres within OSMA Wildland Open Space that contained dead/dying Douglas Fir, Oaks, California Bay and Madrone trees and various shrubs (mostly invasive species), 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.

- Renewed the Firewise USA annual certification for 2022.
 - Since the Tubbs Fire, there have been approximately 700 indigenous native trees or shrubs planted in the OSMA Landscape, Wildland areas and the Rincon Ridge Wildland Park Area. Currently, over 95% of these plantings have survived two years or more.
 - Continued the effort of reviewing the OSMA Open Space areas 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 145 acres in the spring of 2021, comprised of: (a) 112 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.
 - Rebuilding or repairing rock swales.
 - Sediment cleanout of a drainage basin in FB6.
 - Continuing to remove some of the thousands of feet of decaying straw wattles that had been placed along OSMA properties post-fire.
 - 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 2022 Budget that includes funding to continue and possibly complete the final phase of burned tree and shrub removal from the OSMA Open Space.

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 2021. 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. On several visits during 2021 to the OSMA and Rincon Ridge Park Wildland areas, numerous native plant species, especially Rincon and Wavy Leaf Ceanothus and Sticky Monkey Flower, were observed repopulating the various Tubbs Fire burn areas.

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

