



# 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

December 31, 2019

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2020 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 \$744.00, 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](http://www.FountaingroveII.com).

The REPORT details OSMA's management efforts and issues encountered during 2019 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.

<b><u>Section #</u></b>	<b><u>PLAN Element Description</u></b>
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 2020 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 2019 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 2019 are included in Element 3 of this REPORT.

## Highlights of Year 2019 REPORT

The OSMA focused its efforts in Year 2019 on continuing to clean up or repair damages to its Open Space created by the Tubbs Fire on October 9, 2017. Major efforts included:

- Fire cleanup of approximately 25 acres within fuel breaks of OSMA and Wildland Park parcels that are adjacent to existing homes or burned lots, plus removing additional trees that died in its 18 acres of landscape parcels that had been treated for fuel reduction in the prior year. Cutting was limited to trees destroyed in the Tubbs Firestorm, rather than cutting any live healthy trees for reasons of spacing and crown-to-crown separation.
- Continuing to repair its irrigation system destroyed by the Tubbs Firestorm.
- Planting approximately 200 indigenous 15-gallon native trees or large shrubs with the assistance of a \$50,000 donation from the Arbor Day Foundation funded by Google, and a \$40,000 grant from Cal Fire ReLeaf. The ReLeaf Planting was performed on Arbor Day in April 2019 and the Google funded planting was performed on Make a Difference Day on October 26, 2019. Including the 400 native plants installed from an Arbor Day Foundation donation funded by Comcast in Year 2018, the OSMA's post-fire plantings now exceed 600 native plants. Hundreds of volunteer hours were donated for these plantings, with participation coming from both OSMA members and the community at large. Of the 600 native plants, approximately 100 were installed in Cocoons in the Rincon Ridge Wildland Parks without requirements for ongoing irrigation.
- 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 2019, 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 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 11th annual Firewise Meeting on November 13, 2019, for the purpose of maintaining status as a national Firewise Community and educating the community about fire safety. Speakers providing valuable input included:
  - Ray Moritz, Principal of Urban Forestry Associates and Consultant to OSMA since 2010, discussed the fire cleanup status in FGII and the plans and priorities for the upcoming year.
  - Santa Rosa Fire Department was represented by: Fire Chief, Tony Gossner; Fire Marshal, Scott Moon and Assistant Fire Marshals, Paul Lowenthal and Ian Hardage. SRFD discussed planned changes in the building and fire codes for properties located in the Wildland Urban Interface "WUI" and planned rules to be adopted to manage dead and dying trees.
  - Santa Rosa City Parks was represented by Jen Santos, Deputy Director, and Terri Bladow, Research and Program Director, who provided input about a FEMA Grant that would provide funds to replace plants and irrigation along the Fountaingrove Parkway.
- Continued to receive significant volunteer assistance 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 2019 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 and 173 Rincon Ceanothus). No new plantings of the Rincon Manzanita or Rincon Ceanothus were installed in year 2019 or 2018. Since 2018, the OSMA has focused its efforts to assist the recovery of sensitive plants that burned in the Rincon Ridge Wildland Park by hand weeding around them and protecting them from damages from people or construction activities. In 2019, the OSMA discovered a large concentration of the rare Rincon Ceanothus at one of its Summit Open Space parcels, and it has taken steps to protect these plants from damage from construction activities.

### **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 five (5) 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 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 1<sup>st</sup> of each February of the following year, 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 15<sup>th</sup> – August 14<sup>th</sup>) must be observed.
3. When cutting trees, OSMA will leave two trees per acre as snags for habitat, with at least half of those being 16" DBH or greater, whenever feasible. Snags and Habitat Trees are used synonymously in this REPORT.
4. Erosion concerns will be considered when removing trees.
5. Maintaining procedures to ensure no trees will be cut or altered for the sole purpose of enhancing views.
6. A Certified Annual Report will be submitted to the City's PEDD by February 1<sup>st</sup> 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
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 incorporated as 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.

**Summary of Tree Work Done in FGII during Year 2019 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 2019 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 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	133	6.0” to 9.0”	223
Native Oaks	129	9.1” to 11.9”	163
California Bay Laurel	351	12.0” to 24.0”	234
Madrone	17	Over 24.0”	<u>11</u>
Big Leaf Maple	1		
Redwood	<u>0</u>		
<b>Total Dead Trees Cut</b>	<b><u>631</u></b>		<b><u>631</u></b>

The tree work completed in 2019 was from prescription work performed by UFA in 2018 and 2019. In accumulating the number of trees cut, the OSMA considered the stems cut of Bays as a separate 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 631 trees cut in 2019 were destroyed/damaged 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. Due to the large number of standing burned trees that remain in place, no snags (habitat trees) were created during 2019. The OSMA accounted for 155 logs which it embedded for habitat because they were too large to be cut by a Track Chipper.

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

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

During 2019, UFA with assistance of OSMA Volunteers, 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 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 2019.

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 2019, 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.

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

In 2019, OSMA weed abated nearly 140 acres of Wildlands or Landscape Parcels, which included 15 acres located in the FGII Wildland Parks. Weed abatement started on April 29, 2019 and was completed on June 28, 2019. 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 the OSMA to treat the WUI acreage beyond 100 fuel breaks over a longer period and reduces the need for a second weed abatement pass on significant acreage.

OSMA keeps Santa Rosa Fire Department (SRFD) apprised 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. Chaparral fuel reduction is integrated with the tree work the OSMA performs on Open Space.

The OSMA cuts excessive chaparral regrowth under ¼" in diameter during its annual weed abatement program. 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 owns or manages for the 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 15<sup>th</sup> to August 14<sup>th</sup>) when doing tree work. 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. OSMA targets a minimum of two Habitat Trees (Snags) 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.

## **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.

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 have included representatives from SRFD, Cal Fire, Sonoma Fire, Fire Safe Sonoma, USDA, and UFA, OSMA’s fire safety consultants.

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

Erosion and land slippage is monitored and addressed as deemed necessary with input OSMA receives from consulting engineers. OSMA restricts access to its Open Space to recreational foot traffic as much as possible. It does not allow association members or their vendors any access to Open Space for other uses without permission and a review and approval of any proposed vehicle or non-recreational foot traffic access plan. In addition to limiting vehicle access to Open Space, the OSMA prohibits use of bicycles, skateboards, motorcycles or other devices that can damage the soil and induce erosion.

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 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 on many of its parcels adjacent to burned lots or streets and/or caution tape. This has been helpful in preventing damages to Open Space, but management of contractors has been an ongoing problem that has wasted both 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. OSMA volunteers have taken pictures or videos of significant erosion issues and documented the problems with memos or e-mails. The OSMA Board has also requested engineering firms to provide reports to document issues. These engineering or volunteer databases are used to take corrective action or maintained on file to monitor issues. 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.

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. Prior to 2016, the OSMA paid for all testing, unaware that some monitoring sites were on City property. Since the OSMA has never received a response from the City PEDD, it 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 on the hillside, so they do not act as water bars to create water channels. 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-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 15 E-Newsletters in 2019, plus 20 in Year 2018 and 15 in Year 2017.
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. 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 680 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 4<sup>th</sup> 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.

## Element 11- Lessons Learned and New Practices

During 2019, the OSMA continued to encourage government officials, HOA members, and neighboring communities to implement safe practices from “lessons learned” from the 2017 Tubbs Firestorm that included: Hardening the home with a 5’ noncombustible zone around the structure, reducing use of wooden privacy fences, limiting the use of mulch, retrofitting homes that survived the fire with (1) vents with mesh 1/8” or less or (2) electric garage doors with battery backup (both now required by current fire code), and maintaining adequate defensible space.

The OSMA was pleased to hear that the City of Santa Rosa will be strengthening its building and fire codes effective January 2020 to implement a required 3’ – 5’ defensible space for new building permits or for major remodels, plus will be issuing guidelines for dead or dying trees and plans to initiate a vegetation management program that will be implemented over a 3-year period.

To protect the Open Space from damages during the rebuild of homes, the OSMA started adding caution tapes near streets and adjacent property lines, plus increased its No Trespassing signage.

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. Fortunately, the OSMA has had an ongoing relationship with both highly qualified firms for several years. Each firm has dealt with similar issues with other entities.

New practices or planned improvements started before the Tubbs Firestorm, but continued to be 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 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. All 13.53 acres of the Wildland Park acreage were weed abated during Year 2019.
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 a weekly basis by OSMA volunteers. Planting with Cocoons is a relatively new patented concept of Land Life Company 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 significantly exceeded the 75% survival rate projected by the manufacturer of the product.
3. During the year, significant fuel reduction was performed in the Wildland Parks, and approximately 9 acres of the 13.53 acres have now been treated for fire cleanup.
4. The OSMA continues to maintain caution tape around the area of the Rincon Ridge Park that contained the highest concentration of the sensitive Rincon Manzanita and Rincon Ceanothus prior to the Tubbs Fire. As time permits, Volunteers will place cages around regrowth of these sensitive plants to protect them from harm by various sources, including the rebuilding process of nearby homes. The OSMA continued to hand weed around the sensitive plants, which is a practice it started in Year 2018 to assist with regrowth of the sensitive plants.
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. OSMA Volunteers continued to contribute hundreds of hours to annually manage or fuel reduce the CWP.
6. The Wildland Park maintenance and locations where it was performed in 2019 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 in the above Plan Elements of this REPORT.

## Element 13 - Summary of OSMA Open Space Plans for 2020 and Beyond

Following is a brief summary of OSMA’s current 2020 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 completion in 2020 or future years. The Plan is supported by the financial commitment of the Board’s operating budget for 2020 that has been provided to its association members. Year 2020 monthly dues were increased \$5 to \$72, and an Emergency Special Assessment of \$960 was assessed to each association member. Money generated from dues will provide funds for OSMA’s maintenance of its Open Space that include:

1. **Implementation of Fire Cleanup Work funded by an Emergency Special Assessment:** The Emergency Special Assessment for Year 2020 will generate \$567,360 in revenues that will be set aside to perform Fire Cleanup in fuel breaks yet to be treated and which are located in parcels incorporating FB1, FB4, FB5, FB6, FB7, FB11, FB12, FB13 and FB15, and which approximates 40 acres. Whether the assessment will be able to accomplish all the above work is not certain and will depend upon the efficiencies and obstacles which the OSMA faces in completing the work. The OSMA and other parties have requested Santa Rosa Fire to complete its report to the City Council that recommends the approval/issuance of permits for burn piles in remote areas such as FGII. The granting of burn permits will significantly reduce the cost to perform the remaining fire cleanup in FGII and will leave less brush on the ground to fuel future wildfires. The OSMA Board will need to engage forestry consultants to help plan and manage this work, plus hire and manage the vendors who will perform the work. The OSMA Board is setting up a separate bank account and procedures to control the expenditure of the funds generated from the Emergency Special Assessment.
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 growing post-fire on a Summit Open Space along the Fountaingrove Parkway. The OSMA has not decided if it will restart its propagation of the sensitive plants, given the limited volunteer resources it currently has available.

### **Element 13 - Summary of OSMA Open Space Plans for 2020 and Beyond (continued)**

- 3. PG&E File Claim:** The OSMA will continue to work with its legal counsel and forestry consultants to complete the required documentation of its fire claim against damages it sustained to its Open Space during the Tubbs Firestorm.
- 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. 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. It will execute a Year 2020 Landscape Maintenance Contract with a vendor to maintain the parcels and the approximate 500 new plants and irrigation it has installed post-fire from a Cal Fire Grant or donations provided through the Arbor Day Foundation.
- 5. Authorized Native Plant List for FGII:** A couple years ago, 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 at a future date.
- 6. 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 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. This ongoing evaluation is performed with the assistance of consultants, who help develop and manage the work plans.
- 7. Safety and Tree Management:** Since the Tubbs Firestorm, the OSMA Board has been operating under an emergency status to perform fire cleanup. It places a priority to removing trees that target adjacent streets, fire roads, and private property. The Year 2020 Emergency Special Assessment confirms the Board's objective to continue to operate in an emergency status through at least the end of years 2020 and 2021. Although the OSMA made significant progress in removing dead or safety trees during 2018 and 2019, it still has a significant portion of its fuel breaks behind homes to treat, and trees 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. 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 preparing Santa Rosa's Community Wildfire Protection Plan "CWPP" are also making this recommendation. In Year 2019, the OSMA continued to have its vendor utilize the efficiency of a track chipper while performing fire cleanup work in the Wildlands of the OSMA and City Parks. Moving forward into Year 2020 and beyond, most of OSMA's fire cleanup will be in inaccessible areas that mechanical equipment cannot access. The OSMA Board is working with its consultants to develop a plan to manage the fire cleanup, which will probably include embedding larger logs and building brush piles that can, hopefully, be able to be burned at a future date.
- 8. Weed Abatement and Grassland Management:** OSMA will continue to weed abate about 122 acres of its Wildland Open Space Parcels in 2020, as well as a large portion of its 18 acres of Landscape Parcels.
- 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 will probably remove and/or replace wattles that were installed in late 2017 after the Tubbs Firestorm.

## Element 13 - Summary of OSMA Open Space Plans for 2020 and Beyond (continued)

**10. Exotic and Noxious Vegetation:** OSMA will continue to manually remove broom, pampas grass, blackberry, thistle, acacia, euphorbia, eucalyptus, star thistle and other invasives that are on the “do not plant list” for FGII, or spray with a broad leaf chemical that will not harm grasses. The OSMA will continue to closely monitor any use of chemicals to treat invasives. 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.

**11. Control of Excessive Bay Regrowth:** During Year 2019, the OSMA performed test spraying of excessive bay regrowth that proved to be successful. In Year 2020, the OSMA will consider whether to continue this practice since the rapid regrowth of Bay is creating excessive fuel loads in several locations on Open Space.

**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. As noted above in Item 7 (Safety and Tree Management) on page 11 of this REPORT Element, the OSMA will be operating in an emergency status through Year 2020 and 2021.

**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:** In Year 2019, the OSMA continued to repair its drip irrigation as it installed new plants from a Cal Fire ReLeaf grant and Arbor Day contribution. Considerable work remains to be completed in the FGII West, including the replacement of PVC main irrigation lines located in the areas considered to have been contaminated with Benzene from the Tubbs Fire. The City of Santa Rosa has notified the OSMA that over a mile of PVC main and lateral lines must be replaced. The estimated cost for this is approximately \$40,000.

**15. Dropbox Database:** During 2020 the OSMA will continue to expand and update the legal documents, maps, reports, vendor contracts and other written and digital documentation it maintains in Dropbox to ensure it has 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 and needs to determine if it will have the volunteer and financial resources to manage this project in the future, which will include taking an inventory of the loss of trees from the fire.

**17. Cleaning V-Ditches, Swales and spring-fed well in WUI Open Space:** The OSMA will continue to maintain its V-Ditches and swales that assist water quality and erosion control by removing leaves, dirt and other debris from them. It needs to determine if it will also continue a semiannual removal of debris that accumulates in the spring-fed well located in FB12 that 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 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 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).

**19. City of Santa Rosa CWPP:** A member of OSMA was selected to serve on the Steering Committee for developing the CWPP. The consultants were invited to tour FGII and they will include selected material on FGII in the final CWPP, which will, hopefully, include maps and recommended priorities for the OSMA to consider in performing its fire safety work.

## **Certification of 2019 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, 2019, 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, 2019.

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  
December 31, 2019

### **Exhibits to REPORT**

- A. Urban Forestry Associates, Inc. (UFA) December 31, 2019 Certification as Qualified Authority for recommendations to OSMA for work completed by OSMA in Year 2019
  - With Exhibit 1 that includes UFA's prescriptions for tree work completed by OSMA in Year 2019

### **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.